

## Memorandum

Date: May 26th, 2022

To: Weston Rogers, Associate Planner  
Economic and Community Development Department

From: Chris Horney  
Murphy Real Estate Services, LLC  
227 W Monroe St, Chicago IL, 60654

Re: NVS Properties 20, LLC  
Andover PUD Amendment Parcel I  
Summary of Neighborhood Meeting

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, Chris Horney of Murphy Real Estate Services, LLC (representee of NVS Properties 20, LLC) hosted a Neighborhood Meeting on Tuesday, May 17, 2022 on behalf of “The applicant” NVS Properties, 20 LLC. Invitations were extended to all property owners listed on the Adjoiner List for public hearing as well as Westfield Planning staff and Westfield Council persons. Below is a brief written report of the meeting.

The Neighborhood Meeting was held virtually via Zoom. It began at 6:00 p.m.

Petitioner representatives included Chris Horney and Ben Udell of Murphy Real Estate Services, LLC.

Attendees included Weston Rogers of the Westfield planning staff, Westfield City Council invitees and interested neighbors primarily made up of the property owners of the immediately surrounding homes.

A summary of the meeting follows.

Mr. Horney gave a summary of the proposed project. He explained how this section of the Andover PUD permits for the use of a Daycare albeit at 8,000SF, and that our proposal was to amend the text to allow for an 11,000SF Daycare. The proposal would modify the maximum allowable square footage of a Daycare on the lot within the Andover PUD to 11,000SF. The Petitioner also answered questions relating to the property and surrounding landscaping, lighting and traffic concerns, to which they are addressing and plan to present the latest plans at the 6/6 APC meeting.

Several attendees inquired as to whether the owner would be able to plant additional trees. Mr. Horney replied that this won't be an issue and that he would be happy to accommodate their basic landscaping requests and revise the landscaping plans. Likewise, several attendees addressed concerns about traffic flow issues in the area to which Mr. Horney presented a traffic flow analysis. This analysis was to further explain the pickup & drop off patterns at the typical Guidepost Montessori Daycare, showing that the Daycare will have limited impact on traffic.

One other point that a few attendees inquired about was the site lighting, they wanted to ensure that the extent of our lighting wouldn't be overwhelming hence shedding too much light onto their properties. Mr. Horney replied their plan is always to keep lighting to a minimum and that the team will provide further detail via the Photometrics submitted along with the additional documents needed for final approval. In addition, Mr. Rogers of Westfield Planning also mentioned that there are lighting and shielding standards in place per the local ordinances which will prevent such lighting concerns, to which Mr. Horney confirmed they intend to comply with.

There being no further questions or comments from the attendees, the meeting concluded around 6:45PM.